

108.0

0002

0007.A

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

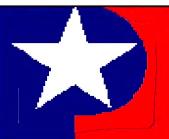
727,700 / 727,700

USE VALUE:

727,700 / 727,700

ASSESSED:

727,700 / 727,700


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		LAWRENCE LN, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1:	MATHESON CAMERON R & ACACIA B
Owner 2:	
Owner 3:	

Street 1:	25 LAWRENCE LANE
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Own Occ:	N

Postal:	02474
Type:	

PREVIOUS OWNER	
Owner 1:	MC GRATH EDWARD J & MARY R -
Owner 2:	-
Street 1:	25 LAWRENCE LANE
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Postal:	02474

NARRATIVE DESCRIPTION
This parcel contains .37 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1954, having primarily Aluminum Exterior and 1512 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 1 Level
s Street
t Gas:

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment

5/19/2017 589 Addition 84,300 O

ACTIVITY INFORMATION
Date Result By Name
2/20/2014 Meas/Inspect PC PHIL C
10/27/1999 Meas/Inspect 256 PATRIOT
8/8/1991 JK

Sign: VERIFICATION OF VISIT NOT DATA
/ / /

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl % Infl 2 % Infl 3 % Appraised Alt Spec J Fact Use Value Notes

Code Fact PriceUnits Units
101 One Family 16122 Sq. Ft. Site

0 70. 0.485
Topo -5 Ledge -10

540,837
540,800

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 19 - Ranch				Full Bath: 1	Rating: Average											20	
Sty Ht: 1 - 1 Story				A Bath: 1	Rating:											WDK (250)	
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average											14	
Foundation: 1 - Concrete				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath: 1	Rating:												
Prime Wall: 3 - Aluminum				A HBth:	Rating:												
Sec Wall: 2 - Clapboard	25 %			OthrFix: 1	Rating: Average												
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average												
Color: WHITE				A Kits: 1	Rating:												
View / Desir:				Frl: 1	Rating: Average												
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:												
Grade: C - Average				<b>CONDOS INFORMATION</b>													
Year Blt: 1954	Eff Yr Blt:			Location: 1													
Alt LUC:	Alt %:			Total Units: 1													
Jurisdct:	Fact: .			Floor: 1													
Const Mod:				% Own: 1													
Lump Sum Adj:				Name: 1													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>													
Avg Ht/FL: STD				Phys Cond: FA - Fair-Avg	35. %												
Prim Int Wal 2 - Plaster				Functional: 1													
Sec Int Wall:	%			Economic: 1													
Partition: T - Typical				Special: 1													
Prim Floors: 3 - Hardwood				Override: 1													
Sec Floors:	%			Total: 1	35.6 %												
Bsmnt Flr: 4 - Carpet				<b>CALC SUMMARY</b>													
Subfloor:				Basic \$ / SQ: 100.00													
Bsmnt Gar: 1				Size Adj.: 1.35000002													
Electric: 3 - Typical				Const Adj.: 1.00999999													
Insulation: 2 - Typical				Adj \$ / SQ: 136.350													
Int vs Ext: S				Other Features: 83000													
Heat Fuel: 2 - Gas				Grade Factor: 1.00													
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod: 1													
% Heated: 100	% AC:			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 277599													
% Com Wal	% Sprinkled			Depreciation: 98825													
				Depreciated Total: 178773													
<b>MOBILE HOME</b>				Make: 1	Model: 1	Serial #:	Year: 1	Color: 1									
<b>SPEC FEATURES/YARD ITEMS</b>																	
<b>PARCEL ID</b> 108.0-0002-0007.A																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
12	Pool-Gunite	D	Y	1	16X32	A	AV	1980	22.87	T	31.2	101			8,100		8,100
2	Frame Shed	D	Y	1	10X20	A	AV	2000	0.00	T	15.2	101					
More: N	Total Yard Items:	8,100	Total Special Features:		Total:	8,100											
<b>SKETCH</b>																	
<b>IMAGE</b>																	
<b>AssessPro Patriot Properties, Inc</b>																	